

Fill in this information to identify the case:

Debtor name CSC Developers, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) 18-02053

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 15, 2018

X /s/ John R. Stewart, Jr.

Signature of individual signing on behalf of debtor

John R. Stewart, Jr.

Printed name

Managing Member

Position or relationship to debtor

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Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)

1a. Real property: Copy line 88 from Schedule A/B.....	\$ 110,625.00
1b. Total personal property: Copy line 91A from Schedule A/B.....	\$ 87,407.00
1c. Total of all property: Copy line 92 from Schedule A/B.....	\$ 198,032.00

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D.....	\$ 0.00
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of Schedule E/F.....	\$ 0.00
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F.....	+\$ 533,453.00
4. Total liabilities Lines 2 + 3a + 3b	\$ 533,453.00

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United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

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Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

☐ No. Go to Part 2.

☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Crescom Bank

Checking Account

1294

\$48,365.00

4. Other cash equivalents (Identify all)

5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$48,365.00

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

☒ No. Go to Part 3.

☐ Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

☐ No. Go to Part 4.

☒ Yes Fill in the information below.

11. Accounts receivable

11a. 90 days old or less:

36,542.00

-

0.00 =

\$36,542.00

face amount

doubtful or uncollectible accounts

Debtor **CSC Developers, LLC**
Name

Case number (if known) **18-02053**

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$36,542.00

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☐ No. Go to Part 9.
☒ Yes Fill in the information below.

	General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47.	Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
48.	Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels			
49.	Aircraft and accessories			
50.	Other machinery, fixtures, and equipment (excluding farm machinery and equipment) Jacobson HR-15 Mowing Tractor	\$0.00	Liquidation	\$2,500.00

51. **Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

\$2,500.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☒ No
☐ Yes

Debtor **CSC Developers, LLC**
Name

Case number (If known) **18-02053**

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. Tax Map #4-05-00-038.53 12.55 Acres raw land	Fee Simple	\$0.00	Tax records	\$81,300.00
55.2. Tax Map #4-05-00-038.23 1 Acre	Fee Simple	\$0.00	Tax records	\$4,600.00
55.3. Tax Map #4-05-00-038.31 1.48 Acres	Fee Simple	\$0.00	Tax records	\$4,600.00
55.4. Tax Map #4-05-00-038.39 .52 Acres	Fee Simple	\$0.00	Tax records	\$4,600.00
55.5. Tax Map #4-05-00-038.40 .55 Acres	Fee Simple	\$0.00	Tax records	\$4,600.00
55.6. Tax Map #4-05-00-038.49 1.06 Acres	Fee Simple	\$0.00	Tax records	\$4,600.00
55.7. Tax Map #4-05-00-038.42 .105 Acres	Fee Simple	\$0.00	Tax records	\$1,725.00
55.8. Tax Map #4-05-00-038.50 1.13 Acres	Fee Simple	\$0.00	Tax records	\$4,600.00

THIS DOCUMENT
MARGINAL
FOR IMAGING

1997 AUG 22 PM 3:18 DEED 66-K PG 529

DOCUMENTARY STAMPS

TMS Out of 4-05-00-038.00

~~EXEMPT~~ TITLE TO REAL ESTATE
(QUIT CLAIM DEED)

GRANTEE'S ADDRESS
2730 Laurens Road
Greenville, SC 29607

KNOW ALL MEN BY THESE PRESENTS, that 101 INDUSTRIAL PARK, LLC, a South Carolina limited liability company, hereinafter referred to as "Grantor" in the State of South Carolina, County of Spartanburg, in consideration of One Dollar (\$1.00), Grantor in hand paid at and before the sealing of these presents by the Grantee, hereinafter named, the receipt of which is hereby acknowledged states:

WHEREAS, on January 3, 1997, the herein described property was a portion of the property transferred from J.B. & C.R., Inc. to 101 Industrial Park, LLC by Quit Claim Deed, said deed remaining unrecorded until August 22, 1997, at which time said deed was recorded in the RMC for Spartanburg County, SC in Deed Book 66-K at Page 525; and.

WHEREAS, a Title to Real Estate dated February 19, 1997, transferred the herein described property from J.B. & C.R., Inc. to CSC Developers, LLC; said deed being recorded February 20, 1997 in the RMC Office for Spartanburg County, SC in Deed Book 65-L at Page 286 (a copy of which is attached hereto); and

WHEREAS, to confirm the transfer of the title to the herein described property from J.B. & C.R., Inc. to CSC Developers, LLC.

NOW, THEREFORE, Grantor provides this deed, and has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the following named Grantee, to-wit: CSC DEVELOPERS, LLC, a South Carolina limited liability company, its successors and assigns forever, in fee simple, the following described property:

ALL that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State and County aforesaid, being shown and designated as Parcel 1, containing a total of 90.61 acres, more or less, on a plat prepared for Granny Apple Farms by Joe E. Mitchell, RLS, dated March 4, 1996, and recorded in Plat Book 134 at Page 342, RMC Office for Spartanburg County, South Carolina.

LESS, HOWEVER, and excluded from the lands hereinabove described that portion of Parcel 1 containing approximately one acre, being triangular in shape on the northern boundary of Parcel 1 and bounded on the north, east and west by lands of James B. Brockman and on the south by the center line of a 50 ft. easement, all as shown on said plat of survey; which property was conveyed to James P. Brockman, Sr. by deed recorded in Deed Book 64K at Page 614, RMC Office for Spartanburg County, South Carolina.

RECORDED
97 AUG 22 PM 3:21
SPARTANBURG, S.C.

DEE-1997-9726

DEED 66-K PAGE 0530

THIS DOCUMENT
MARGINAL
FOR IMAGING

DEED 66-K PAGE 0530

The above described property is the same property conveyed to Grantor herein by Deed of J.B. & C.R., Inc. dated January 3, 1997, and recorded in the RMC Office for Spartanburg County in Deed Book 66-K at Page 525 on August 22, 1997.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, its successors and assigns forever.

WITNESS the execution hereof this 22 day of August, 1997.

Signed, Sealed and Delivered
in the Presence of

[Signature]
1st Witness

[Signature]
2nd Witness

101 INDUSTRIAL PARK, LLC

By: [Signature]
James P. Brockman, Member

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, the undersigned Notary Public in and for the above County and State, do hereby certify that the duly authorized member of 101 Industrial Park, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 22 day of August, 1997.

[Signature]
Notary Public for South Carolina
Commission expires: 3/27/2007

THIS DOCUMENT
MARGINAL
FOR IMAGING

DEED 66-K PAGE 0531
RECORDED

97 FEB 20 11:11:04

Address of Grantee

3515 S. 1st St.
400 Air Park Dr.
Greenville, SC 29615

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that JB & CR, INC., in consideration of NINE HUNDRED FIFTY THOUSAND AND NO/100, (\$950,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

CSC DEVELOPERS, LLC, its successors and assigns forever.

All that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State and County aforesaid, being shown and designated as Parcel 1, containing a total of 90.61 acres, more or less, on a plat prepared for Granny Apple Farms by Joe E. Mitchell, RLS, dated March 4, 1996, and recorded in Plat Book 134 at page 342, RMC Office for Spartanburg County, South Carolina.

LESS HOWEVER, and excluded from the lands hereinabove described, that portion of Parcel 1 containing approximately one (1) acre, being triangular in shape, on the northern boundary of Parcel 1 and bounded on the north, east and west by lands of James B. Brockman and on the south by the center line of a fifty foot (50') easement, all as shown on said plat of survey, which property was conveyed to James P. Brockman, Sr., by deed recorded in Deed Book 64-K at page 614, RMC Office for Spartanburg County, South Carolina.

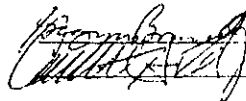
This is the same property conveyed to the grantor herein by deed of Fisher Agro, Inc., dated and recorded June 27, 1996, in Deed Book 64-K at page 606, RMC Office for Spartanburg County, South Carolina.



Block Map #p/o 4-05-00-038 00

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs (or successors) and assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs (or successors), executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs (or successors) and assigns against the grantor(s) and the grantor's(s') heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the grantor's(s') hand(s) and seal(s) this 19th day of February, 1997

SIGNED, sealed and delivered in the presence of JB & CR, INC



By 
C. F. Runyon, President
By 
James P. Brockman, Sr., Secretary/Treasurer

11-11-18 12:4 0007804 910.00

THIS DOCUMENT
MARGINAL
FOR IMAGING

DEEDb b-K PG 532

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

Property located at Spartanburg County, South Carolina
bearing Spartanburg County Tax Map Number 4-05-00-038.00, was transferred
by 101 Industrial Park, LLC
to CSC Developers, LLC on August, 1997.

The transaction was (Check one):

_____ an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$_____.

_____ not an arm's length real property transaction and the fair market value of the property is \$ _____*.

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 et.seq. because the deed is (See back of affidavit):

a corrected deed

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.

I further understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

101 Industrial Park, LLC

By:

~~Purchaser, Legal Representative of the Purchaser, or other
Responsible Person Connected with the Transaction~~

James P. Brockman, Member

SWORN to before me this

22 day of August, 1997

Patricia M. C. [Signature] (L.S.)
Notary Public for South Carolina
My Commission Expires: 3/27/2007

* The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a result of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

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MARGINAL
FOR IMAGING

DEED 66-K PG 533

EXEMPTIONS

SPARTANBURG, S.C.

OFFICE R.M.S.

Recorded in DEED

Book 66-K Page 529

Exempted are deeds:

- (1) transferring realty to the federal government;
- (2) transferring realty to the State, its agencies and departments, and political subdivisions, including school districts;
- (3) otherwise exempted under the laws and Constitution of the United States or the laws or Constitution of South Carolina;
- (4) transferring realty whereby no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A) of the South Carolina Code of Laws. This exemption will exempt transfers to a spouse and most transfers that are the result of a divorce;
- (5) transferring realty from an agent to the agent's principal in which the realty was purchased with the funds of the principal;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39 of the South Carolina Code of Laws;
- (7) transferring realty to a member of the family or to a family trust or to a family partnership. "Family" means spouse, parents, sisters, brothers, grandparents, grandchildren and lineal descendants. A "family trust" is a trust whose beneficiaries are all members of the family of the transferor. A "family partnership" is a partnership whose partners are all members of the family of the transferor;
- (8) transferring realty to a legal heir or devisee;
- (9) that constitute a contract for the sale of timber to be cut;
- (10) transferring realty from an individual to a partnership, limited liability company or corporation upon the formation of the entity if the individual is transferring the realty in order to become a partner, member or shareholder in the entity. All other transfers of realty to or from a partnership, limited liability company or corporation, not otherwise exempt, are subject to the fee.
- (11) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (12) transferring realty between a parent corporation and its subsidiary corporation, provided that no consideration of any kind is paid or to be paid for the transfer;
- (13) transferring realty to a nonprofit corporation organized and operated exclusively for either a religious, scientific, charitable or educational purpose, and provided no consideration of any kind is paid or to be paid for the transfer;
- (14) that constitute a corrective deed or a quitclaim deed used to conform title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed; or,
- (15) transferring realty from an individual to a partnership or limited liability company of which the individual is a partner or a member, provided that the transfer is subject to the fee to the extent that the transfer is a transfer of an undivided interest in the realty to partners or members other than the transferor. The determination as to the portion of the realty's value upon which the fee must be paid must be based on the percentage interest in the partnership or limited liability company of the partners or members other than the transferor.



qPublic.net™ Spartanburg County, SC

Parcel Results

8 Results

☐ Show Property Photos

Parcel ID	Account #	Owner	Property Address	City	Legal Description	Map
4-05-00-038.23	65225	CSC DEVELOPERS LLC	115 LANDMARK DR	GREER	LOT 19 CHANDELLE SUB SEC 1 PB 152-982 PLAT IN FOLDER	Map
4-05-00-038.31	65232	CSC DEVELOPERS LLC	114 LANDMARK DR	GREER	LOT 24 CHANDELLE SUB SEC 1 PB 134-342 156-451	Map
4-05-00-038.39	65238	CSC DEVELOPERS LLC	160 CHANDELLE RIDGE DR	WOODRUFF	P/O LOT 45 CHANDELLE SUB SEC 3 PB 156-982	Map
4-05-00-038.40	65239	CSC DEVELOPERS LLC	170 CHANDELLE RIDGE DR	WOODRUFF	LOT 46 CHANDELLE SUB SEC 3 PB 156-982 PB 166-459	Map
4-05-00-038.42	65241	CSC DEVELOPERS LLC	HIGHWAY 101	WOODRUFF	P/O TRACT 1 GRANNY APPLE FARMS SURVEY PB134-342 156-982DB65K529	Map
4-05-00-038.49	65248	CSC DEVELOPERS LLC	103 LANDMARK DR	GREER	LOT 17 CHANDELLE SUBDIVISION SEC 1 UNREC PLAT IN FOLDER	Map
4-05-00-038.50	65249	CSC DEVELOPERS LLC	202 VISTA POINTE DR	GREER	LOT 16 CHANDELLE SUBDIVISION SEC 1 UNREC PLAT IN FOLDER	Map
4-05-00-038.53	65252	CSC DEVELOPERS LLC	3250 HIGHWAY 101	WOODRUFF	P/O TRACT 1 GRANNY APPLE FARMS SURVEY PB 134-342 PB 166-459	Map

Field Export

8 Results

Download Format:

Excel (.xlsx)

Download

Spartanburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Last Data Upload: 4/27/2018, 11:42:21 PM



Developed by
The Schneider
Corporation

qPublic.net™ Spartanburg County, SC

Summary

Parcel ID 4-05-00-038.53
Account # 65252
Millage Group 1000 - 4REF - SD4/REIDVILLE AREA FIRE (100%)
Land Size 12.55 AC
Utilities PUBLIC WATER
Fire District REF
Site Conditions PAVED
Location Address 3250 HIGHWAY 101, WOODRUFF
Legal Description P/O TRACT 1 GRANNY APPLE FARMS SURVEY PB 134-342 PB 166-459
 (Note: Not to be used on legal documents)
Neighborhood 9994
Property Usage Qualified Agricultural Farm Vacant (4AGL)

Owners

CSC DEVELOPERS LLC
 400 AIR PARK DR
 GREER SC 29651

Exemptions

Exemption	Year	Grant Year	Amount
Homestead	2003	0	\$0.00

Valuations

	2017	2016	2015	2014
Market Land Value	\$81,300	\$81,300	\$81,300	\$81,300
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$81,300	\$81,300	\$81,300	\$81,300
Taxable Land Value	\$81,300	\$81,300	\$81,300	\$81,300
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$79,919)	(\$79,919)	(\$79,919)	(\$79,919)
= Total Taxable Value	\$1,381	\$1,381	\$1,381	\$1,381
Assessed Land Value	\$55	\$55	\$55	\$55
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$55	\$55	\$55	\$55

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4 AG FV (4AGL)	12.55	Non Timber	ACRE	0	0

Buildings

Building ID	67130
Style	
Gross Sq Ft	
Finished Sq Ft	
Stories	
Condition	Average
Interior Walls	
Exterior Walls	
Year Built	0
Garage	
Porch	
Effective Year Built	0
Foundation	
Roof Type	
Roof Coverage	
Flooring Type	
Heating Type	
Full Bathrooms	0
Half Bathrooms	0
3/4 Bathrooms	0
Grade	
Grade Description	
Number of Fire Pl	0
Code	
Description	
Sketch Area	Finished Area
Perimeter	
TOTAL	

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1997	\$0		DEE-1997-1901	65L	286	Unqualified - NEEDS VALIDATION CODE	Improved	JB & C R INC	
6/1/1996	\$0		DEE-1996-6980	64K	606	Unqualified - NEEDS VALIDATION CODE	Improved		

No data available for the following modules: Fees, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.

Spartanburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Last Data Upload: 4/27/2018, 11:42:21 PM



Developed by
The Schneider
Corporation



qPublic.net™ Spartanburg County, SC

Summary

Parcel ID 4-05-00-038.23
 Account # 65225
 Millage Group 1000 - 4REF - SD4/REIDVILLE AREA FIRE (100%)
 Land Size 1 AC
 Utilities REF
 Fire District REF
 Site Conditions 115 LANDMARK DR, GREER
 Location Address LOT 19 CHANDELLE SUB SEC 1 PB 152-982 PLAT IN FOLDER
 Legal Description (Note: Not to be used on legal documents)
 Neighborhood CHANDELLE
 Property Usage Non-Qualified Regular Residential Vacant (rRGP)

Owners

CSC DEVELOPERS LLC
 400 AIRPARK DR
 GREER SC 29651

Exemptions

Exemption	Year	Grant Year	Amount
Homestead	2003	0	\$0.00

Valuations

	2017	2016	2015	2014
Market Land Value	\$4,600	\$4,600	\$4,600	\$64,600
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$4,600	\$4,600	\$4,600	\$64,600
Taxable Land Value	\$4,600	\$4,600	\$4,600	\$64,600
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$4,600	\$4,600	\$4,600	\$64,600
Assessed Land Value	\$276	\$276	\$276	\$3,876
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$276	\$276	\$276	\$3,876

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES VAC (6RGP)	1.00	Developer Multiple Lot Discount	LOT	0	0

Buildings

Building ID	67099
Style	
Gross Sq Ft	
Finished Sq Ft	
Stories	
Condition	Average
Interior Walls	
Exterior Walls	
Year Built	0
Garage	
Porch	
Effective Year Built	0
Foundation	
Roof Type	
Roof Coverage	
Flooring Type	
Heating Type	
Full Bathrooms	0
Half Bathrooms	0
3/4 Bathrooms	0
Grade	
Grade Description	
Number of Fire Pl	0
Code	Description
TOTAL	

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/12/2014	\$1	DEE-2014-18545	106A	585	585	Unqualified - OTHER	Improved	RL240 LLC & TYGERWAY LLC,	
10/21/2009	\$23,500	DEE-2009-44015	94V	264	264	Unqualified - FORECLOSURE SALE	Vacant	CRESCENT BAY BUILDERS LLC,	
3/15/2007	\$70,000	DEE-2007-14180	88C	243	243	Qualified	Vacant	BUQUOR HELMUT C	
9/1/2002	\$47,900	DEE-2002-12227	76N	705	705	Qualified	Vacant	CSC DEVELOPERS LLC	
2/1/1997	\$0	DEE-1997-1901	65L	286	286	Unqualified - NEEDS VALIDATION CODE	Improved	JB & C R INC	

No data available for the following modules: Fees, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.

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Summary

Parcel ID 4-05-00-038.31
 Account # 65232
 Millage Group 1000 - 4REF - SD4/REIDVILLE AREA FIRE (100%)
 Land Size 1.48 AC
 Utilities SEPTIC,WELL
 Fire District REF
 Site Conditions PAVED
 Location Address 114 LANDMARK DR, GREER
 Legal Description LOT 24 CHANDELLE SUB SEC 1 PB 134-342 156-451
 (Note: Not to be used on legal documents)
 Neighborhood CHANDELLE
 Property Usage Non-Qualified Regular Residential Vacant (6RGP)

Owners

CSC DEVELOPERS LLC
 400 AIR PARK DR
 GREER SC 29651

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2002	0	\$0.00
Homestead	2004	0	\$0.00
Homestead	2005	0	\$0.00

Valuations

	2017	2016	2015	2014
Market Land Value	\$4,600	\$4,600	\$76,000	\$76,000
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$4,600	\$4,600	\$76,000	\$76,000
Taxable Land Value	\$4,600	\$4,600	\$76,000	\$17,135
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$4,600	\$4,600	\$76,000	\$17,135
Assessed Land Value	\$276	\$276	\$4,560	\$1,028
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$276	\$276	\$4,560	\$1,028

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES VAC (6RGP)	1.00	Developer Multiple Lot Discount	LOT	0	0

Buildings

Building ID	67107
Style	
Gross Sq Ft	
Finished Sq Ft	
Stories	
Condition	Average
Interior Walls	
Exterior Walls	
Year Built	0
Garage	
Porch	
Effective Year Built	0
Foundation	
Roof Type	
Roof Coverage	
Flooring Type	
Heating Type	
Full Bathrooms	0
Half Bathrooms	0
3/4 Bathrooms	0
Grade	
Grade Description	
Number of Fire Pl	0
Code	
Description	
Sketch Area	
Finished Area	
Perimeter	
TOTAL	

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/25/2016	\$1	DEE-2016-17424	111Z	89V	131	Unqualified - OTHER	Improved	RL240 LLC & TYGERWAY LLC	
10/15/2007	\$79,900	DEE-2007-56091	89V	624	624	Unqualified - OTHER	Vacant	STECK GREGORY J & KERRY R *	
7/30/2004	\$67,000	DEE-2007-56090	89V	620	620	Unqualified - NEEDS VALIDATION CODE	Vacant	RL240 LLC & TYGERWAY LLC	
7/1/2004	\$67,000	DEE-2004-39669	80W	598	598	Qualified	Vacant	CSC DEVELOPERS	
2/1/1997	\$0	DEE-1997-1901	65L	286	286	Unqualified - NEEDS VALIDATION CODE	Improved	JB & C R INC	

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Summary

Parcel ID 4-05-00-038.39
Account # 65238
Millage Group 1000 - 4REF - SD4/REIDVILLE AREA FIRE (100%)
Land Size 0.52 AC
Utilities WELL, SEPTIC
Fire District REF
Site Conditions PAVED
Location Address 160 CHANDELLE RIDGE DR, WOODRUFF
Legal Description P/O LOT 45 CHANDELLE SUB SEC 3 PB 156-982
 (Note: Not to be used on legal documents)
Neighborhood CHANDELLE
Property Usage Non-Qualified Regular Residential Vacant (6RGP)

Owners

CSC DEVELOPERS LLC
 400 AIR PARK DR
 GREER SC 29651

Valuations

	2017	2016	2015	2014
Market Land Value	\$4,600	\$4,600	\$4,600	\$4,600
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$4,600	\$4,600	\$4,600	\$4,600
Taxable Land Value	\$4,600	\$4,600	\$4,600	\$4,600
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$4,600	*\$4,600	*\$4,600	*\$4,600
Assessed Land Value	\$276	\$276	\$276	\$276
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$276	\$276	\$276	\$276

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES VAC (6RGP)	1.00	Developer Multiple Lot Discount	LOT	0	0

Buildings

Building ID
67114

Style

Gross Sq Ft

Finished Sq Ft

Stories

Condition
Average

Interior Walls

Exterior Walls

Year Built
0

Garage

Porch

Effective Year Built
0

Foundation

Roof Type

Roof Coverage

Flooring Type

Heating Type

Full Bathrooms
0Half Bathrooms
03/4 Bathrooms
0

Grade

Grade Description

Number of Fire Pl
0

Code Description

Sketch Area

Finished Area

Perimeter

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1997	\$0		DEE-1997-1901	65L	286	Unqualified - NEEDS VALIDATION CODE	Improved	J B & C R INC	
6/1/1996	\$0		DEE-1996-6980	64K	606	Unqualified - NEEDS VALIDATION CODE	Improved		

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Summary

Parcel ID 4-05-00-038.40
Account # 65239
Millage Group 1000--4REF - SD4/REIDVILLE AREA FIRE (100%)
Land Size 0.55 AC
Utilities SEPTIC,WELL
Fire District REF
Site Conditions PAVED
Location Address 170 CHANDELLE RIDGE DR, WOODRUFF
Legal Description LOT 46 CHANDELLE SUB SEC 3 PB 156-982 PB 166-459
 (Note: Not to be used on legal documents)
Neighborhood CHANDELLE
Property Usage Non-Qualified Regular Residential Vacant (6RGP)

Owners

CSC DEVELOPERS LLC
 400 AIR PARK DR
 GREER SC 29651

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2004	0	\$0.00

Valuations

	2017	2016	2015	2014
Market Land Value	\$4,600	\$4,600	\$4,600	\$4,600
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$4,600	\$4,600	\$4,600	\$4,600
Taxable Land Value	\$4,600	\$4,600	\$4,600	\$4,600
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$4,600	\$4,600	\$4,600	\$4,600
Assessed Land Value	\$276	\$276	\$276	\$276
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$276	\$276	\$276	\$276


*This parcel is subject to the value cap

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES VAC (6RGP)	1.00	Developer Multiple Lot Discount	LOT	0	0

Building ID	67115			
Style				
Gross Sq Ft				
Finished Sq Ft				
Stories				
Condition	Average			
Interior Walls				
Exterior Walls				
Year Built	0			
Garage				
Porch				
Effective Year Built	0			
Foundation				
Roof Type				
Roof Coverage				
Flooring Type				
Heating Type				
Full Bathrooms	0			
Half Bathrooms	0			
3/4 Bathrooms	0			
Grade				
Grade Description				
Number of Fire Pl	0			
Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL				

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1997	\$0	DEE-1997-1901	65L	286		Unqualified - NEEDS VALIDATION CODE	Improved	JB & C R INC	
6/1/1996	\$0	DEE-1996-6980	64K	606		Unqualified - NEEDS VALIDATION CODE	Improved		

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Summary

Parcel ID 4-05-00-038.49
Account # 65248
Millage Group 1000 - 4REF - SD4/REIDVILLE AREA FIRE (100%)
Land Size 1.06 AC
Utilities PUBLIC WATER, SEPTIC
Fire District REF
Site Conditions PAVED
Location Address 103 LANDMARK DR, GREER
Legal Description LOT 17 CHANDELLE SUBDIVISION SEC 1 UNREC PLAT IN FOLDER
 (Note: Not to be used on legal documents)
Neighborhood CHANDELLE
Property Usage Non-Qualified Regular Residential Vacant (6RGP)

Owners

CSC DEVELOPERS LLC
 400 AIR PARK DR
 GREER SC 29651

Exemptions

Exemption	Year	Grant Year	Amount
Homestead	2001	0	\$0.00

Valuations

	2017	2016	2015	2014
Market Land Value	\$4,600	\$4,600	\$4,600	\$4,600
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$4,600	\$4,600	\$4,600	\$4,600
Taxable Land Value	\$4,600	\$4,600	\$4,600	\$4,600
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$4,600	*\$4,600	*\$4,600	*\$4,600
Assessed Land Value	\$276	\$276	\$276	\$276
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$276	\$276	\$276	\$276

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES VAC (6RGP)	1.00	Developer Multiple Lot Discount	LOT	0	0

Buildings

Building ID	67126
Style	
Gross Sq Ft	
Finished Sq Ft	
Stories	Average
Condition	
Interior Walls	
Exterior Walls	
Year Built	0
Garage	
Porch	
Effective Year Built	0
Foundation	
Roof Type	
Roof Coverage	
Flooring Type	
Heating Type	
Full Bathrooms	0
Half Bathrooms	0
3/4 Bathrooms	0
Grade	
Grade Description	
Number of Fire Pl	0
Code	Description
TOTAL	

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1997	\$0		DEE-1997-1901	65L	286	Unqualified - NEEDS VALIDATION CODE	Improved	JB & C R INC	
6/1/1996	\$0		DEE-1996-6980	64K	606	Unqualified - NEEDS VALIDATION CODE	Improved		

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Summary

Parcel ID 4-05-00-038.42
Account # 65241
Millage Group 1000 - 4REF - SD4/REIDVILLE AREA FIRE (100%)
Land Size 0.105 AC
Utilities SEPTIC,WELL
Fire District REF
Site Conditions PAVED
Location Address HIGHWAY 101, WOODRUFF
Legal Description P/O TRACT 1 GRANNY APPLE FAMRS SURVEY PB134-342 156-982DB65K529
 (Note: Not to be used on legal documents)
Neighborhood CHANDELLE
Property Usage Non-Qualified Regular Residential Vacant (6RGP)

Owners

CSC DEVELOPERS LLC
 400 AIR PARK DR
 GREER SC 29651

Valuations

	2017	2016	2015	2014
Market Land Value	\$1,725	\$1,725	\$1,725	\$1,700
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$1,725	\$1,725	\$1,725	\$1,700
Taxable Land Value	\$1,725	\$1,725	\$1,725	\$1,700
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$1,725	\$1,725	\$1,725	\$1,700
Assessed Land Value	\$104	\$104	\$104	\$102
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$104	\$104	\$104	\$102

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES VAC (6RGP)	1.00	Lot	LOT	0	0

Buildings

Building ID 67117
 Style
 Gross Sq Ft
 Finished Sq Ft
 Stories
 Condition Average
 Interior Walls
 Exterior Walls
 Year Built 0
 Garage
 Porch
 Effective Year Built 0
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Full Bathrooms 0
 Half Bathrooms 0
 3/4 Bathrooms 0
 Grade
 Grade Description
 Number of Fire Pl 0
 Code Description
 Sketch Area
 Finished Area
 Perimeter
 TOTAL

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1997	\$0	DEE-1997-1901	65L	286	606	Unqualified - NEEDS VALIDATION CODE	Improved	JB & C R INC	
6/1/1996	\$0	DEE-1996-6980	64K			Unqualified - NEEDS VALIDATION CODE	Improved		

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Summary

Parcel ID 4-05-00-038.50
 Account # 65249
 Millage Group 1000 - 4REF - SD4/REIDVILLE AREA FIRE (100%)
 Land Size 1.13 AC
 Utilities SEPTIC,PUBLIC WATER
 Fire District REF
 Site Conditions PAVED
 Location Address 202 VISTA POINTE DR, GREER
 Legal Description LOT 16 CHANDELLE SUBDIVISION SEC 1 UNREC PLAT IN FOLDER
 (Note: Not to be used on legal documents)
 Neighborhood CHANDELLE
 Property Usage Non-Qualified Regular Residential Vacant (6RGP)

Owners

CSC DEVELOPERS LLC
 400 AIR PARK DR
 GREER SC 29651

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2003	0	\$0.00

Valuations

	2017	2016	2015	2014
Market Land Value	\$4,600	\$4,600	\$4,600	\$4,600
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$4,600	\$4,600	\$4,600	\$4,600
Taxable Land Value	\$4,600	\$4,600	\$4,600	\$4,600
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$4,600	*\$4,600	*\$4,600	*\$4,600
Assessed Land Value	\$276	\$276	\$276	\$276
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$276	\$276	\$276	\$276

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES VAC (6RGP)	1.00	Developer Multiple Lot Discount	LOT	0	0

Buildings

Building ID	67127
Style	
Gross Sq Ft	
Finished Sq Ft	
Stories	
Condition	Average
Interior Walls	
Exterior Walls	
Year Built	0
Garage	
Porch	
Effective Year Built	0
Foundation	
Roof Type	
Roof Coverage	
Flooring Type	
Heating Type	
Full Bathrooms	0
Half Bathrooms	0
3/4 Bathrooms	0
Grade	
Grade Description	
Number of Fire Pl	0
Code	Description
Sketch Area	Finished Area
Perimeter	
TOTAL	

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1997	\$0		DEE-1997-1901	65L	286	Unqualified - NEEDS VALIDATION CODE	Improved	JB & C R INC	
6/1/1996	\$0		DEE-1996-6980	64K	606	Unqualified - NEEDS VALIDATION CODE	Improved		

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Debtor **CSC Developers, LLC**
Name

Case number (If known) **18-02053**

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$110,625.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- ☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- ☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☒ No. Go to Part 12.
☐ Yes Fill in the information below.

Debtor **CSC Developers, LLC**
Name

Case number (if known) **18-02053**

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1	\$48,365.00	
81. Deposits and prepayments. Copy line 9, Part 2.	\$0.00	
82. Accounts receivable. Copy line 12, Part 3.	\$36,542.00	
83. Investments. Copy line 17, Part 4.	\$0.00	
84. Inventory. Copy line 23, Part 5.	\$0.00	
85. Farming and fishing-related assets. Copy line 33, Part 6.	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$0.00	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$2,500.00	
88. Real property. Copy line 56, Part 9.....>		\$110,625.00
89. Intangibles and intellectual property. Copy line 66, Part 10.	\$0.00	
90. All other assets. Copy line 78, Part 11.	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$87,407.00	+ 91b. \$110,625.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$198,032.00

Fill in this information to identify the case:

Debtor name CSC Developers, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) 18-02053

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☒ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☐ Yes. Fill in all of the information below.

Fill in this information to identify the case:

Debtor name **CSC Developers, LLC**

United States Bankruptcy Court for the: **DISTRICT OF SOUTH CAROLINA**

Case number (if known) **18-02053**

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.

☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

Total claim Priority amount

\$0.00 \$0.00

2.1 Priority creditor's name and mailing address
**Internal Revenue Service
Centralized Insolvency Operation
PO Box 7346
Philadelphia, PA 19101-7346**

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

Date or dates debt was incurred

Basis for the claim:

FOR NOTICE PURPOSES ONLY

Last 4 digits of account number

Is the claim subject to offset?

☒ No

☐ Yes

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)

2.2 Priority creditor's name and mailing address
**SC Dept of Rev. & Tax
PO Box 12265
Columbia, SC 29211**

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

Date or dates debt was incurred

Basis for the claim:

For Notice Only

Last 4 digits of account number

Is the claim subject to offset?

☒ No

☐ Yes

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)

\$0.00 \$0.00

Debtor **CSC Developers, LLC**
Name

Case number (if known) **18-02053**

2.3 Priority creditor's name and mailing address
Spartanburg County Tax Collector
366 North Church Street, Ste. 300
Spartanburg, SC 29303

As of the petition filing date, the claim is:
Check all that apply.
☐ Contingent
☐ Unliquidated
☐ Disputed

\$0.00 \$0.00

Date or dates debt was incurred

Basis for the claim:
FOR NOTICE PURPOSES ONLY

Last 4 digits of account number

Is the claim subject to offset?

Specify Code subsection of PRIORITY
unsecured claim: 11 U.S.C. § 507(a) (8)

☒ No
☐ Yes

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

3.1 Nonpriority creditor's name and mailing address
Angela Tanner
106 Chandelle Ridge Drive
Woodruff, SC 29388

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

☐ Contingent
☐ Unliquidated
☐ Disputed

Date(s) debt was incurred

Basis for the claim: Homeowner or Land Owner in Subdivision

Last 4 digits of account number

Is the claim subject to offset? ☒ No ☐ Yes

3.2 Nonpriority creditor's name and mailing address
Ann and Regan Allen
4428 S. Prestiwick Road
Trenton, NJ 08641

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

☐ Contingent
☐ Unliquidated
☐ Disputed

Date(s) debt was incurred

Basis for the claim: Homeowner or Land Owner in Subdivision

Last 4 digits of account number

Is the claim subject to offset? ☒ No ☐ Yes

3.3 Nonpriority creditor's name and mailing address
Bannister Wyatt Stalvey, LLC
401 Pettigru Street
Greenville, SC 29601

As of the petition filing date, the claim is: *Check all that apply.*

\$3,000.00

☐ Contingent
☐ Unliquidated
☐ Disputed

Date(s) debt was incurred

Basis for the claim: Legal Fees

Last 4 digits of account number

Is the claim subject to offset? ☒ No ☐ Yes

3.4 Nonpriority creditor's name and mailing address
Bill and Marian Robinson
127 Landmark Drive
Greer, SC 29651

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

☐ Contingent
☐ Unliquidated
☐ Disputed

Date(s) debt was incurred

Basis for the claim: Homeowner or Land Owner in Subdivision

Last 4 digits of account number

Is the claim subject to offset? ☒ No ☐ Yes

3.5 Nonpriority creditor's name and mailing address
Billy and Susan Israel
130 Chandelle Ridge Drive
Woodruff, SC 29388

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

☐ Contingent
☐ Unliquidated
☐ Disputed

Date(s) debt was incurred

Basis for the claim: Homeowner or Land Owner in Subdivision

Last 4 digits of account number

Is the claim subject to offset? ☒ No ☐ Yes

Debtor **CSC Developers, LLC**

Case number (if known) **18-02053**

3.6	Nonpriority creditor's name and mailing address Bruce and Cindy Goldberg 140 Chandelle Ridge Drive Woodruff, SC 29388 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.7	Nonpriority creditor's name and mailing address Chandelle Property Owners Association c/o Donald Ryan McCabe, Jr., Esq. 140 Stoneridge Drive, Ste 650 Columbia, SC 29210 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowners Association</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.8	Nonpriority creditor's name and mailing address Clay and Marshalla Schile 209 Vista Drive Greer, SC 29651 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.9	Nonpriority creditor's name and mailing address Dale and Judy Ellis 109 Landmark Drive Greer, SC 29651 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.10	Nonpriority creditor's name and mailing address David and Lynn Rexroad 232 Vista Pointe Drive Greer, SC 29651 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.11	Nonpriority creditor's name and mailing address Doug and Jane Armstrong 444 Airpark Drive Greer, SC 29651 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.12	Nonpriority creditor's name and mailing address Douglas and Nicole Cobb PO Box 696 Fairforest, SC 29336 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Partner's Capital</u> <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$127,397.00

Debtor **CSC Developers, LLC**

Case number (if known) **18-02053**

Name

3.13 Nonpriority creditor's name and mailing address

**Gareth and Jennifer Jacobs
15 Twinings Drive
Simpsonville, SC 29681**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.14 Nonpriority creditor's name and mailing address

**Gordon Zuber Estate
c/o Colonial Trust Co., PR
PO Box 2817
Greenville, SC 29601**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$145,330.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Partner's Capital

Is the claim subject to offset? ☒ No ☐ Yes

3.15 Nonpriority creditor's name and mailing address

**Greg and Kerry Steck
180 Chandelle Ridge Drive
Woodruff, SC 29388**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.16 Nonpriority creditor's name and mailing address

**Helmut and Silvia Tuemmel
290 Chandelle Ridge Drive
Woodruff, SC 29388**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.17 Nonpriority creditor's name and mailing address

**Jean Brockman
1000 Brockman Road
Greer, SC 29651**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.18 Nonpriority creditor's name and mailing address

**John R. Stewart, Jr.
2 Shannon Court
Anderson, SC 29626**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$257,726.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Partner's Capital
Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.19 Nonpriority creditor's name and mailing address

**Kay Galloway
116 Cumberland Drive
Moore, SC 29369**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

Debtor **CSC Developers, LLC**

Case number (if known)

18-02053

Name

3.20 Nonpriority creditor's name and mailing address

**Ken and Molly Galloway
120 Landmark Drive
Greer, SC 29651**

Date(s) debt was incurred

Last 4 digits of account number

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.21 Nonpriority creditor's name and mailing address

**Ken and Ruth Payne
1004 Brockman Road
Greer, SC 29651**

Date(s) debt was incurred

Last 4 digits of account number

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.22 Nonpriority creditor's name and mailing address

**Lawrence and Barbara Lewis
270 Chandelle Ridge Drive
Woodruff, SC 29388**

Date(s) debt was incurred

Last 4 digits of account number

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.23 Nonpriority creditor's name and mailing address

**Lynn and Connie Fleming
214 Vista Pointe Drive
Greer, SC 29651**

Date(s) debt was incurred

Last 4 digits of account number

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.24 Nonpriority creditor's name and mailing address

**Morgan and Jan Allison
340 Frontage Road
Piedmont, SC 29673**

Date(s) debt was incurred

Last 4 digits of account number

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.25 Nonpriority creditor's name and mailing address

**Pat and Andrea Finucane
108 Landmark Drive
Greer, SC 29651**

Date(s) debt was incurred

Last 4 digits of account number

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

3.26 Nonpriority creditor's name and mailing address

**Raymond M. Clark
2830 Cravenridge Drive NE
Brookhaven, GA 30319**

Date(s) debt was incurred

Last 4 digits of account number

As of the petition filing date, the claim is: *Check all that apply.*

\$0.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Homeowner or Land Owner in Subdivision

Is the claim subject to offset? ☒ No ☐ Yes

Debtor **CSC Developers, LLC**

Case number (if known) **18-02053**

3.27	Nonpriority creditor's name and mailing address Richard Bauer 113 Timberlake Circle Inman, SC 29349 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
<hr/>			
3.28	Nonpriority creditor's name and mailing address Rob Graham as Trustee 450 Airpark Drive Greer, SC 29651 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
<hr/>			
3.29	Nonpriority creditor's name and mailing address Robert and Denise Woods 731 Sandy Pointe Drive Palm Beach Gardens, FL 33410 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
<hr/>			
3.30	Nonpriority creditor's name and mailing address Steve and Marilyn Berry 193 Chandelle Ridge Drive Woodruff, SC 29388 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
<hr/>			
3.31	Nonpriority creditor's name and mailing address Stu and Marjorie Swanson 126 Landmark Drive Greer, SC 29651 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
<hr/>			
3.32	Nonpriority creditor's name and mailing address Theron and Tameka Burton 310 Hyde Park Lane Mauldin, SC 29662 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
<hr/>			
3.33	Nonpriority creditor's name and mailing address Tom and Linda Saniewski 217 Vista Pointe Drive Greer, SC 29651 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Homeowner or Land Owner in Subdivision</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00

Debtor **CSC Developers, LLC**
Name

Case number (if known) **18-02053**

3.34 Nonpriority creditor's name and mailing address
Vadim and Yelena Shpakovskiy
143 S. Lake Emory Drive
Inman, SC 29349
Date(s) debt was incurred ____
Last 4 digits of account number ____

As of the petition filing date, the claim is: Check all that apply. **\$0.00**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: Homeowner or Land Owner in Subdivision
Is the claim subject to offset? ☒ No ☐ Yes

3.35 Nonpriority creditor's name and mailing address
Walt and Dianne Fanti
220 Vista Pointe Drive
Greer, SC 29651
Date(s) debt was incurred ____
Last 4 digits of account number ____

As of the petition filing date, the claim is: Check all that apply. **\$0.00**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: Homeowner or Land Owner in Subdivision
Is the claim subject to offset? ☒ No ☐ Yes

3.36 Nonpriority creditor's name and mailing address
Warren and Rhonda Johnson
518 Airpark Drive
Greer, SC 29651
Date(s) debt was incurred ____
Last 4 digits of account number ____

As of the petition filing date, the claim is: Check all that apply. **\$0.00**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: Homeowner or Land Owner in Subdivision
Is the claim subject to offset? ☒ No ☐ Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1 Chandelle Property Owners Association c/o Billy J. Isreal, Jr. 130 Chandelle Ridge Drive Woodruff, SC 29388	Line <u>3.7</u> <input type="checkbox"/> Not listed. Explain ____	—
4.2 Jane Van Wieren Trust 150 N.E. Naranja Avenue #A Port Saint Lucie, FL 34983	Line <u>3.28</u> <input type="checkbox"/> Not listed. Explain ____	—
4.3 McCabe, Trotter & Beverly, PC PO Box 212069 Columbia, SC 29221	Line <u>3.7</u> <input type="checkbox"/> Not listed. Explain ____	—

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1
5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ 0.00
5b. +	\$ 533,453.00
5c.	\$ 533,453.00

Fill in this information to identify the case:

Debtor name CSC Developers, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) 18-02053

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☒ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☐ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

Property

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Fill in this information to identify the case:

Debtor name CSC Developers, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) 18-02053

☐ Check if this is an amended filing

Official Form 206H
Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☒ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☐ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply:
2.1		Street		<input type="checkbox"/> D
				<input type="checkbox"/> E/F
		City State Zip Code		<input type="checkbox"/> G
2.2		Street		<input type="checkbox"/> D
				<input type="checkbox"/> E/F
		City State Zip Code		<input type="checkbox"/> G
2.3		Street		<input type="checkbox"/> D
				<input type="checkbox"/> E/F
		City State Zip Code		<input type="checkbox"/> G
2.4		Street		<input type="checkbox"/> D
				<input type="checkbox"/> E/F
		City State Zip Code		<input type="checkbox"/> G

Fill in this information to identify the case:

Debtor name CSC Developers, LLC
 United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA
 Case number (if known) 18-02053

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/16

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From 1/01/2018 to Filing Date

☒ Operating a business
☐ Other

\$8,190.00

For prior year:
From 1/01/2017 to 12/31/2017

☒ Operating a business
☐ Other

\$150,000.00

For year before that:
From 1/01/2016 to 12/31/2016

☒ Operating a business
☐ Other

\$100,000.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☒ None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed

Debtor **CSC Developers, LLC**

Case number (if known) **18-02053**

or consigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
--	-------	-----------------------	---------------------------------

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
-----------------------------	--------------------------	------	-------------------

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
-----------------------------	---	-----------------------	--------

Part 3: Legal Actions or Assignments

7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. Chandelle Property Owners Association vs. CSC Developers, LLC et al 2016CP4201854	Breach of Contract	Spartanburg County Courthouse 180 Magnolia St. Spartanburg, SC 29301	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2. Chandelle Property Owners Association vs. CSC Developers, LLC et al 2016LP42003743	Lis Pendens	Spartanburg County Courthouse 180 Magnolia St. Spartanburg, SC 29301	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.3. Chandelle Property Owners Association vs. CSC Developers, LLC et al 2016LP4200349	Lis Pendens	Spartanburg County Courthouse 180 Magnolia St. Spartanburg, SC 29301	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.4. Chandelle Runway, LLC vs. Bruce R. Goldberg, et al 2016CP4203213	Trespassing	Spartanburg County Courthouse 180 Magnolia St. Spartanburg, SC 29301	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.5. Chandelle Runway, LLC vs Dale Ellis et al 2016CP4203214	Trespassing	Spartanburg County Courthouse 180 Magnolia St. Spartanburg, SC 29301	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

Debtor **CSC Developers, LLC**

Case number (if known) **18-02053**

	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.6.	Chandelle Runway, LLC vs. George Lynn Fleming, et al 2016CP4203215	Trespassing	Spartanburg County Courthouse 180 Magnolia St. Spartanburg, SC 29301	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.7.	Chandelle Runway, LLC vs. Stuart R. Swanson, et al 2016CP4203344	Trespassing	Spartanburg County Courthouse 180 Magnolia St. Spartanburg, SC 29301	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.8.	Chandelle Runway, LLC vs. Billy J. Israel, et al 2016CP42003409	Trespassing	Spartanburg County Courthouse 180 Magnolia St. Spartanburg, SC 29301	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
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If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.

List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Debtor **CSC Developers, LLC**

Case number (if known) **18-02053**

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.	The Cooper Law Firm 150 Milestone Way, Ste. B Greenville, SC 29615	\$20,000.00 Attorneys Fees plus \$1717.00 Court Costs	April 13, 2018	\$21,717.00

Email or website address

Who made the payment, if not debtor?

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address

Dates of occupancy
From-To

Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:
- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.

☐ Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services the debtor provides

If debtor provides meals and housing, number of patients in debtor's care

Part 9: Personally Identifiable Information

16. Does the debtor collect and retain personally identifiable information of customers?

☒ No.

☐ Yes. State the nature of the information collected and retained.

Debtor **CSC Developers, LLC**

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17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☒ No. Go to Part 10.
☐ Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?
 Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1. Crescom Bank PO Box 81137 Charleston, SC 29416	XXXX-1294	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other___	May 7, 2018	\$130.00

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it	Description of the contents	Do you still have it?

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☐ None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
John R. Stewart, Jr. 2 Shannon Court Anderson, SC 29626	Doug Cobb	Financial records storage in Mobile Home owned by the Managing Member of the LLC.	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

Part 12: Details About Environment Information

For the purpose of Part 12, the following definitions apply:

Debtor **CSC Developers, LLC**

Case number (if known) **18-02053**

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- ☒ No.
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.	Dates business existed
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26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To	Prepared tax returns for several years.
26a.1. EDWARDS AND HEDRICK, CPA POST OFFICE BOX 1475 Greer, SC 29652		

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- ☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

Debtor **CSC Developers, LLC**

Case number (if known) **18-02053**

☐ None

Name and address

If any books of account and records are unavailable, explain why

26c.1. **John R. Stewart, Jr.
2 Shannon Court
Anderson, SC 29626**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

Name and address

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory

Date of inventory

The dollar amount and basis (cost, market, or other basis) of each inventory

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
John R. Stewart, Jr.	2 Shannon Court Anderson, SC 29626	Managing Member	37.50%
Douglas Cobb	PO Box 696 Fairforest, SC 29336	Member	22.50%
Gordon Zuber Estate	c/o Colonial Trust Co., PR PO Box 2817 Greenville, SC 29601	Member	40.00%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☒ No

☐ Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

☒ No

☐ Yes. Identify below.

Name and address of recipient

Amount of money or description and value of property

Dates

Reason for providing the value

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

Debtor CSC Developers, LLC

Case number (if known) 18-02053

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation

Employer identification number of the parent corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the pension fund

Employer identification number of the parent corporation

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 17, 2018

/s/ John R. Stewart, Jr.

Signature of individual signing on behalf of the debtor

John R. Stewart, Jr.

Printed name

Position or relationship to debtor Managing Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No
☐ Yes

B2030 (Form 2030) (12/15)

**United States Bankruptcy Court
District of South Carolina**

In re **CSC Developers, LLC**

Debtor(s)

Case No. **18-02053**
Chapter **11**

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	20,000.00
Prior to the filing of this statement I have received	\$	20,000.00
Balance Due	\$	0.00

2. \$ **1,717.00** of the filing fee has been paid.

3. The source of the compensation paid to me was:

☐ Debtor ☒ Other (specify):

The above fee is an initial retainer and does not represent the full amount of the fees agreed upon. A separate Engagement Letter and Fee Agreement reflect fees stated for hourly rates will be charged against the stated initial retainer. If exhausted, additional fees will be charged at the same rate

4. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify):

5. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

6. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. [Other provisions as needed]

Negotiations with secured creditors to reduce to market value; exemption planning; preparation and filing of motions pursuant to 11 USC 522(f)(2)(A) for avoidance of liens on household goods.

7. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

Representation of the debtors in any dischargeability actions, judicial lien avoidances, relief from stay actions, preparation and filing of reaffirmation agreements and applications as needed or any other adversary proceeding.

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

May 15, 2018

Date

/s/ Robert H. Cooper DCID **R4C**

Robert H. Cooper DCID #5670

Signature of Attorney

The Cooper Law Firm

150 Milestone Way, Ste. B

Greenville, SC 29615

864-271-9911 Fax: 864-232-5236

thecooperlawfirm@thecooperlawfirm.com

Name of law firm